

******NOTICE******

2011 Revaluation Update

- The 2011 preliminary values have now been accepted by the Hampton Board of Selectmen and hearing appointments are currently underway.
- **The goal of the 2011 Revaluation was to reassess all Hampton properties at a level reflecting a 95% assessment to sale ratio. This ratio is referred to as an equalization ratio which compares a properties sale price to its current assessed value. As part of the revaluation we analyzed approximately 675 qualified sales in developing Town wide assessments that represent valuations that are at 95% of fair market value as of April 1, 2011. The acceptable range for this equalization ratio should fall between a low of 90% and a high of 110% and the Town must adhere to these guidelines. The Town's ultimate decision to develop assessments that reflect a ratio of 95% compared to 100% valuations was to address the possibility of further decline in the real estate market.**
- If you are still interested in scheduling an appointment you have until August 12th to call Vision Appraisal at (1-888-844-4300).
- The notice you recently received includes your preliminary 2011 assessed value. Also included in this notice will be Vision Appraisal's phone number which you will need to call to schedule an informal hearing to review and discuss your new valuation and get any questions or concerns regarding your property answered. In addition, property owners who cannot attend a hearing in person will be given the opportunity to complete a phone hearing or you could also send a letter to Vision Appraisal addressing your questions or concerns.
- When calling to schedule an appointment the property owner should have their valuation notice available as the Vision representative will ask for verification based on your property's address, Parcel ID number (Map & Lot) or Vision ID number (PID).
- There will also be additional information on this notice directing you to Hampton's online database through visionappraisal.com. Hampton's online database will be updated with the 2011 preliminary values once those notices are mailed out. An advantage of having the 2011 preliminary values on the website it not only lets the property owner review their preliminary assessment and updated property information.

It will also allow you to review information relative to other properties in Town or even better, properties within your own neighborhood or on your specific street. This will allow the property owner to compare their preliminary value to similar styled properties to ensure that values are equitable and that assessments resulting from the 2011 revaluation are fair and equitable.

- In addition to the website, a hard copy in Book form containing the 2011 preliminary values will be available for review at two locations, here at the Hampton Town Hall and next door at The Lane Memorial Library.
- Also available on the Vision website, is a helpful link located at the top right portion of the home page titled **Taxpayer Revaluation info**. This link contains helpful information to better understand the revaluation process and I would highly recommend that every property owner take a look at this information even if you ultimately decide not to schedule a hearing. If you are planning to schedule a hearing there is additional information available on the website that will help you better understand the hearing process and assist you in outlining the most important questions to focus on during the meeting.
- We understand that there are property owners that may not have access to a computer and for that reason the assessing department will have copies of these materials available at our office.
- Once the hearing process is completed every property owner that attended a hearing will receive a second notice of value, even if it was determined that no changes were warranted an additional notice will still be sent. Also, any other property that may be impacted by the hearings will also receive an additional notice of value.
- I also want to let all property owners know that if you have any questions or concerns regarding any of this information or any other assessing questions to please call our office at 929-5837 or stop in and we will do our best to assist you.

Thank you

The Hampton Assessing Department